

First Reading: November 18, 2014
Second Reading: November 25, 2014

2014-108
Alan Haniszewski/HP Partners
District No. 8
Planning Version

ORDINANCE NO. 12878

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1200 SOUTH WATKINS STREET AND 2308 EAST 12TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE AND R-2 RESIDENTIAL ZONE TO M-2 LIGHT INDUSTRIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 1200 South Watkins Street and 2308 East 12th Street, more particularly described herein:

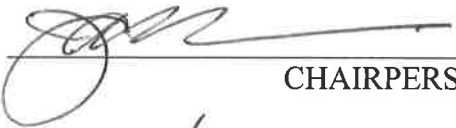
All of parcel 156C-B-024 and a portion of 156C-B-001 beginning at the southwest corner of parcel 156C-B-024 and going 100 feet northwest and parallel to East 13th Street, thence 177 feet northeast, thence 250 feet southeast, thence 30 feet southwest to the northeast corner of parcel 156C-B-024. Tax Map Nos. 156C-B-024 and 156C-B-001 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone and R-2 Residential Zone to M-2 Light Industrial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved for a portion of the M-2 Light Industrial Zone in the amount of approximately 0.84 acres of the property fronting East 13th Street, as shown on the staff recommendation map and subject to the following condition this property will be re-platted to establish the boundary of the M-2 Light Industrial Zone and the R-2 Residential Zone within ninety (90) days of the date of this ordinance.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: November 25, 2014



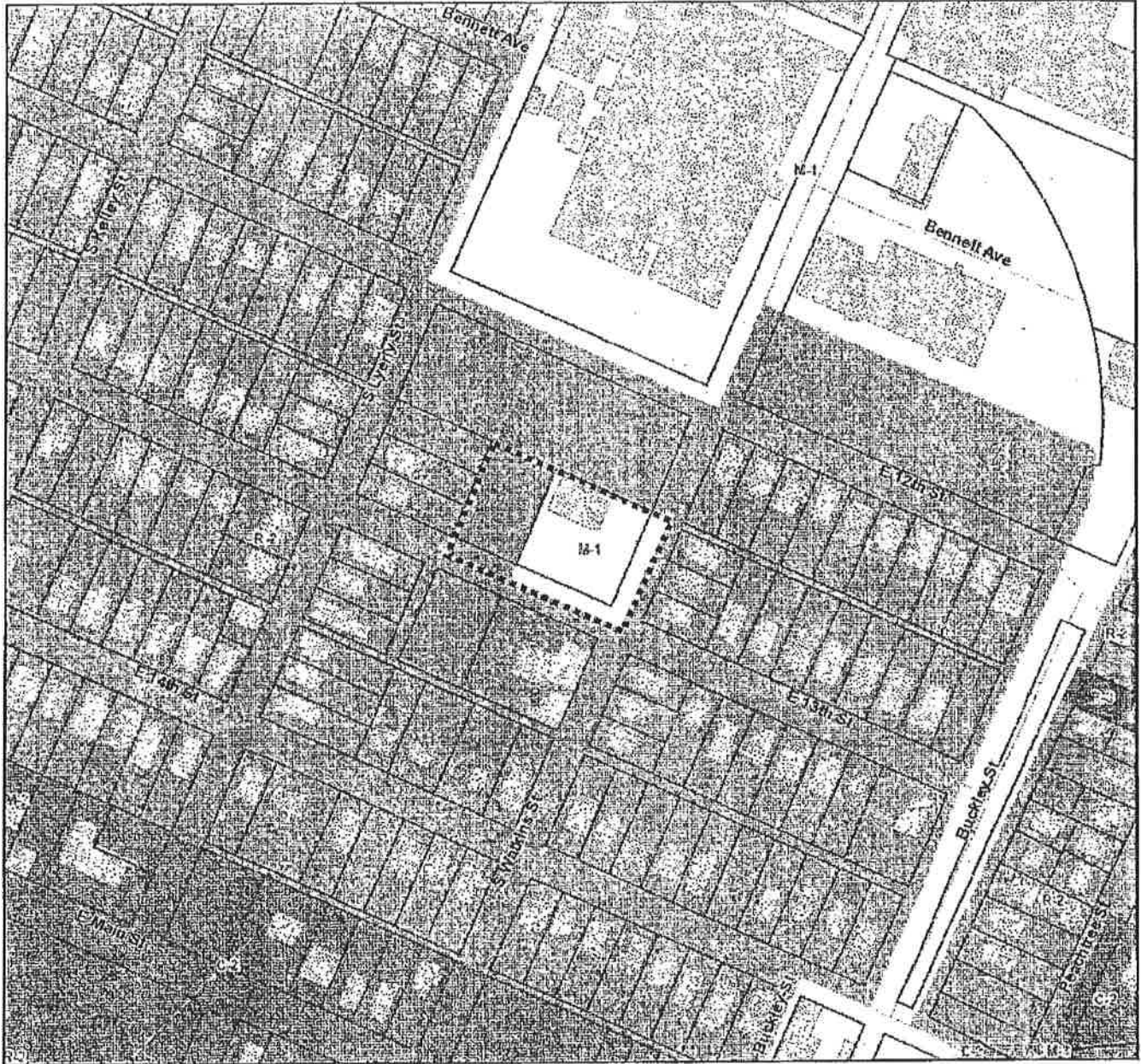
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



2014-108 Rezoning from M-1 and R-2 to M-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-108:

Approve a portion of the M-2 Light Industrial Zone in the amount approximately 0.84 acres of the property fronting East 13th Street, as shown on the staff recommendation map.



200 ft



Chattanooga Hamilton County Regional Planning Agency



Site Plan
 Being Lots 1-6, 9-16 And Parts Of Lots 6, 7 And 8, Block 13
 Watkins' Addition To Ridgecreek
 Recorded in Plat Book 3, Page 34 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee

Scale: 1" = 80' August 22, 2014

RECEIVED
 AUG 25 2014

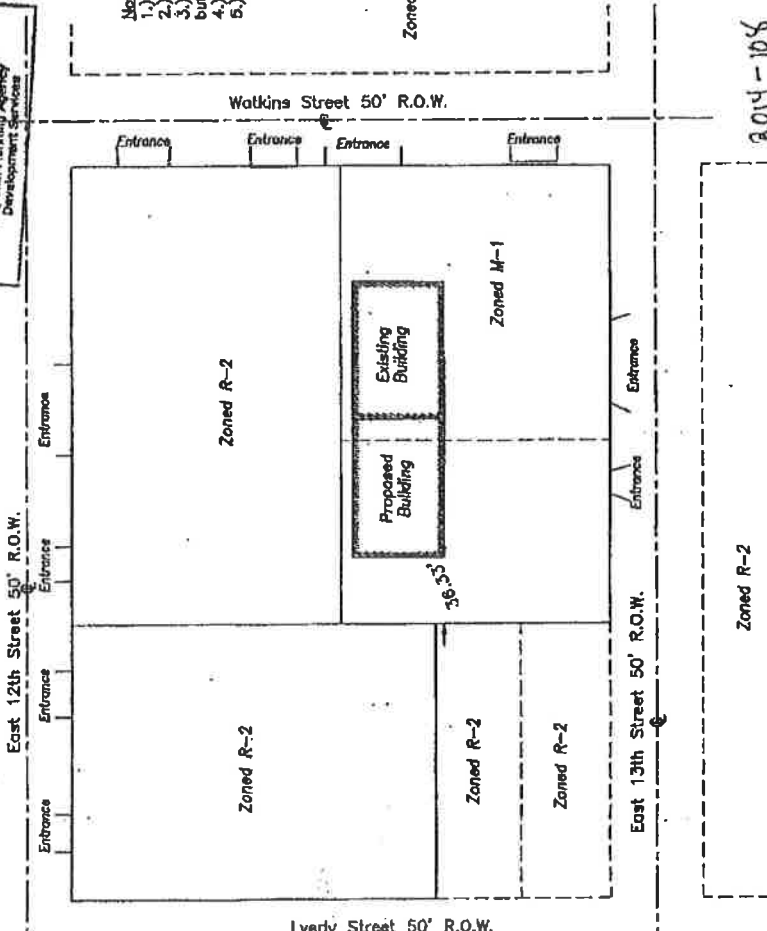
Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

TN State Plane Grid
 (By GPS)

- Notes:
- 1.) Project area: Z-14, etc.
 - 2.) For Parcel #156C-B-001 and 024:
 - 3.) Landscape ordinance requires a 30' buffer between M-2 and a residential zone.
 - 4.) Currently Zoned M-1 and R-2.
 - 5.) All parking is off street.

EOG Partners
 H.P.
 2315 Sycamore Dr
 Knoxville, TN 37921
 615.567.8123

Project Contact
 Alan Hanziszewski
 Tennessee PLS #2388
 3073 Baggett Trail
 Signal Mountain, TN 37377
 423-364-6032
 a.hanziszewski@yahoo.com



File Name: Esso_Site_Plan
 Drawing No. 14-150-2

2014-108